



CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of March 26, 2014

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).

*Copies of the layout plans for some properties may be obtained from the City of Falls Church Economic Development Office. Please contact us at: [bwitsman@fallschurchva.gov](mailto:bwitsman@fallschurchva.gov) or (703) 248-5491.*

**Building photographs that are outlined  
in RED are For Sale Opportunities**



### 510 W ANNANDALE ROAD

#### APICS Building

Land size: 23,923 SF - Zoned B-2

**8,796 SF OFFICE/4398 SF per floor (2<sup>nd</sup> & 3<sup>rd</sup>)** - building for lease.  
Rate and term negotiable. Third floor has a full commercial kitchen  
and 1200 SF of open space for seating. Free surface parking.

**Contact:** Michael Sydoriak, 703-236-7106



### 108-116 E BROAD STREET

Zoned – OD-HA

**1,800 SF OFFICE CONDO FOR LEASE** \$15.33 PSF/\$2300 mo.  
NNN, 1-10 year term  
2 levels, approx, 700 SF on main level, many windows, 700 SF  
finished lower level storage area with 4 windows, brick end unit, walk  
to restaurants, shops and parks.

**Contact:** Liza Pierce, 703-863-8252, [pierceholdings2011@gmail.com](mailto:pierceholdings2011@gmail.com) or John Pham, 301-642-8718





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### 131 E BROAD STREET

Land Size: 39,125 SF; Zoned T-1

**411 SF OFFICE SPACE** \$23 SF full service, 3 year lease, \$787.75 rent/month, Suites 202/second floor

**418 SF OFFICE SPACE** \$23 SF full service, 3 year lease, \$801.16 rent/month, Suite 206/second floor

**Contact:** Janet McClafferty, Robertson Properties, (703) 532-0198, [robprop@inbox.com](mailto:robprop@inbox.com)



### 210 E BROAD STREET

Zoned – OD-HA

**600 SF OFFICE** - Second floor space, \$30/SF, \$1,500 month full service.

Management company located within building. 34 surface parking spaces for building. One year lease.

**Contact:** Jorge Olarte 703-241-1212



### 101 W BROAD STREET

*George Mason Square*

Land size: 116,810 SF Zoned: B2

**2,440 SF RETAIL** – FIRST floor

**6,662 SF OFFICE** – Second floor, Suite 200

**1,436 SF OFFICE** – Fifth floor, Suite 520

Located in the heart of Falls Church within walking distance of banks and restaurants. East Falls Church metro within six blocks, five-minute metro shuttle bus ride. 321 parking spaces 146 of which are covered for all three buildings.

**Contact:** Krysta Hardiman, (703) 770-3406, Cassidy Turley [krysta.hardiman@cassidyturley.com](mailto:krysta.hardiman@cassidyturley.com)





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### 103 W BROAD STREET

*George Mason Square – Zoned B-2*

1,072 SF OFFICE space. 6<sup>th</sup> floor – Suite 600

See description for 101 W. Broad.

**Contact:** Krysta Hardiman, (703) 770-3406, Cassidy Turley [krysta.hardiman@cassidyurley.com](mailto:krysta.hardiman@cassidyurley.com)



### 105 W BROAD STREET

*George Mason Square – Zoned B-2*

5,462 SF OFFICE space. 3rd floor, Lease rate/term negotiable.

5,462 SF OFFICE space. 4th floor, Lease rate/term negotiable.

5,462 SF OFFICE space. 5th floor, Lease rate/term negotiable.

See description for 101 W. Broad

**Contact:** Krysta Hardiman, (703) 770-3406, Cassidy Turley [krysta.hardiman@cassidyurley.com](mailto:krysta.hardiman@cassidyurley.com)



### 240 W. BROAD STREET

Former Curves

Zoned B:2

1,321 SF RETAIL – space is in-line, mid-block with 57 parking spaces in the rear of the center. Tenant mix includes restaurants, barber, toy store, ceramics business and neighborhood market. Across Broad Street from a new Harris Teeter store that will start construction early next year. \$33 NNN, \$3,632.74 per month. 5-10 year lease.

**Contact:** Phillip Young, Winfield Group, 703-760-8990 X 124, [winfieldgroup@gmail.com](mailto:winfieldgroup@gmail.com)







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### 417 W BROAD STREET

#### *S.A.I.D. Building*

Land size: 27,572 SF; Zoned: B1

**465 SF OFFICE** space, Second floor, Suite 202, \$18 SF, \$696.73 rent/month, full service gross

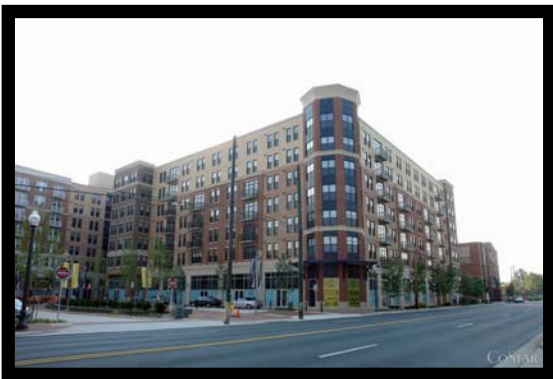
**1,200 SF RETAIL** space, \$32 PSF includes utilities, \$3,200 per month. (see by appointment only)

**200 SF OFFICE** space, Second floor, Suite 203, share waiting area, \$550 rent/month (\$33 PSF), full service gross.

**931 SF OFFICE** space, Second floor, Suite 204, \$1396.96 mo. rent/month (\$18 PSF), full service gross.

Broad Street/Rte 7 location, close to shops and eateries. Across from new Spectrum development and Panera. Cosi down the street. Near two Metros plus two exits of I-66. Lots of parking in rear.

**Contact:** Treena Rinaldi (703) 532-7704 – office; (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)



### 444 W BROAD STREET

#### *The Spectrum*

Land size: 96,853 SF, Zoned: B1

**1,882 SF (Suite C), \$5,489 NNN per month (\$35 PSF)**

**2,009 SF (Suite B), \$5,860 NNN per month (\$35 PSF)**

1-5 year leases.

**Contact:** Carter Smith, 301-448-2335 (cell), 301-652-0359 (office), [Csmith@woodmont2.com](mailto:Csmith@woodmont2.com)





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### 450 W BROAD STREET

Land size: 25,948 SF Zoned: B1

759 SF OFFICE, 2<sup>nd</sup> floor, Suite 211/213, \$24 PSF/\$1,518 rent/month

1,415 SF OFFICE, 4th floor, Suite 400, \$24 PSF/\$2,830 rent/month

460 SF OFFICE, 3rd floor, Suite 316, \$24 PSF/\$920 rent/month

All leases include utilities, repairs. Building operates 365/24/7 at no surcharge.

**Contact:** Joe Wetzel (703) 356-8800, ext. 14, [jwetzel@jeffersonone.com](mailto:jwetzel@jeffersonone.com); Marina Boyer  
[mboyer@jeffersonone.com](mailto:mboyer@jeffersonone.com)



### 803 W BROAD STREET

Land size: 76,059 SF, Zoned: B1-R1A

OFFICE space available, all **FULL SERVICE LEASES:**

4,288 SF on first floor, Negotiable rate and term; available 2/2015

1,855 SF on 3rd floor. \$24.50/SF/\$3,787.29 mo.

1,058 SF on 3rd floor. \$24.50/SF/\$2,160.08 mo.

7,549 SF - 4th floor. \$24.50/SF/\$15,412 mo., available 30 days

1,476 SF on 5th floor. \$24.50/SF/\$3,013.50 mo.

1,833 SF on 5th floor. \$24.50/SF/\$3,742.37 mo.

1,833 SF on 6th floor. \$24.50/SF/\$3,742.37 mo.

693 SF on 7<sup>th</sup> floor. \$24.50/SF/\$1,414.87

919-5,593 SF on 7th floor, \$24.50SF/\$1,952.88-\$11,419.04 mo.

New life safety systems, renovated marble lobby and restrooms,  
ADA compliant, Owner-managed, easy access to I-66/495.

**Contact:** James Bouloukos, 202-534-3616, Colliers International, [james.bouloukos@colliers.com](mailto:james.bouloukos@colliers.com)





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### 901 W. BROAD STREET

Land size: 5,970; Zoned B-1

**1,280 SF RETAIL or OFFICE** – \$45 NNN PSF/\$4,800 /\$4,050/month, Stand alone building, parking for 8 cars, Rent includes 785 sq ft basement for storage, Prime Broad Street location, Hard corner with traffic light, across street from proposed future mixed unit development that includes a hotel, apartments, and retail

**Contact:** Ron Temple, Coldwell Banker, 703-861-1563, [ron@arlingtonhouses.com](mailto:ron@arlingtonhouses.com) or Scott McElhaney, 703-862-3365



### 917 W. BROAD STREET

Land size: 24,520; Zoned B-3

**1,800 SF CLASS A OFFICE** – \$27 PSF modified gross/\$4,050/month, Second floor space in **brand new building**. Bathroom in suite, lobby elevator access, monument sign, shell space that can be customized to your needs. Great visibility on Broad Street/Route 7. **Brochure for property is available:** [bwitsman@fallschurchva.gov](mailto:bwitsman@fallschurchva.gov)

**Contact:** Rob Meeks, [rmeeks@ngkf.com](mailto:rmeeks@ngkf.com), 703-918-0238 or Frank Murray, [fmurray@ngkf.com](mailto:fmurray@ngkf.com), 703-918-0242



### 929 W. BROAD STREET

Land size: 44,246 SF; Zoned B-3

**2,400 SF OFFICE** – Second floor, \$22 PSF, \$3,300 per month full service. 5-10 year term.

(PDF Brochure is available by e-mailing [bwitsman@fallschurchva.gov](mailto:bwitsman@fallschurchva.gov))

**Contact:** Esha A. Kalath, 703-401-3686, [apexa.amin@longandfoster.com](mailto:apexa.amin@longandfoster.com), Long and Foster Commercial







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### 1051-1083 W BROAD STREET

*West End Shopping Center* – Land Size: 84,121 SF, B-1/R-1A split zoned

1,400 SF RETAIL, \$40 SF/NNN, \$4,666 rent/month plus NNN, former Quizno's, equipment available, LOI pending

1,365 SF OFFICE/RETAIL \$18.00/Full Service/SF, \$2,047rent/month. Suite 1065-B

960 SF OFFICE 1st floor. \$1,600 rent/month. \$20.00 rent/SF/yr plus electric. Suite 1057-218

565 SF OFFICE 2nd floor. \$955.79 rent/month. \$20.30 rent/SF/yr plus electric. Suite 1073-210

All office space 3-5 year term. Easy access to Route 66 and I-495. Retail leases have 3.5% annual escalation. Walk to shopping and retail. Close to West Falls Church Metro station. Extensive parking.

**Contact:** David Smith (301) 652-2302, ext. 1 [dsmith1726@gmail.com](mailto:dsmith1726@gmail.com), Woodmont Properties



### 115 HILLWOOD AVENUE

Land size: 16,586 SF, Zoned: B3

1,063-3,478 SF OFFICE, second floor, Lease rate and term negotiable.

**Contact:** Coakley Management, 703-628-1472, [jcoakley@cjcoakley.com](mailto:jcoakley@cjcoakley.com)



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### 150-156 HILLWOOD AVENUE

Land Size: 9,697 SF, Zoned B-3

2,200 SF RETAIL space on 1st floor, Lease rate and term negotiable.

2,200 SF OFFICE space on 2<sup>nd</sup> floor, Suite 152 Rear, lease rate and term negotiable.

**Contact:** Kathy Coakley (301) 657-2525 ext. 17 [kcoakley@greenhillcompanies.com](mailto:kcoakley@greenhillcompanies.com)



### 308 HILLWOOD AVENUE

Land Size: 7,800 SF; Zoned: T-1

881 SF OFFICE, Suite 301, (\$16/FS/SF), \$1,174.66 per month.

**Contact:** John Hurst, Hurst & Associates, 703-241-1243, [alasrwh@aol.com](mailto:alasrwh@aol.com)



### 120 N LEE STREET

Espinzar Building

Land size: 14,774 SF, Zoned: T1

1,250 SF OFFICE – 1st floor, Rent and lease term negotiable.

**Contact:** Treena Rinaldi, (703) 532-7704 – office; (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)





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### **130-150 LITTLE FALLS STREET**

*Little Falls Building*, 22,937 SF lot

Zoning = OD-MCA City Hall

**463 SF OFFICE** space, 2nd floor, \$22 SF, \$848.83 rent/month, Suite 206

**338 SF OFFICE** space, 2nd floor, \$23 SF, \$647.83 rent/month, Suite 208

**346 SF OFFICE** space, 2nd floor, \$22.54 SF, \$650 rent/month, Suite 209

**222 SF OFFICE** space, 2nd floor, \$21 SF, \$388.50 rent/month, Suite 210

Rent is full service. Includes cleaning and utilities. Great building for small businesses. Flexible terms. Plenty of on-site parking.

**Contact:** Steve Anderson, (703) 734-0880, [slareacs@msn.com](mailto:slareacs@msn.com) Keith Brown, (703) 734-0880, [ckbreacs@msn.com](mailto:ckbreacs@msn.com)



### **200 LITTLE FALLS STREET**

Falls Church Professional Centre

Zoned OD

**957 SF OFFICE** – Suite 501, \$25 PSF/\$1994 per month. Located across from City Hall and on the top floor of a well maintained secure building. It includes two generous private offices, a waiting room and reception desk/third office, powder room and kitchenette. Free parking is available. All utilities are included: heat, A/C, electricity and water. Suite is in corner of the building with multiple windows with the best views in the City!

**2,529 SF OFFICE** – Suite G-400, \$16.75 PSF/\$3,530 month, located across from City Hall in the basement of a well maintained secure building with plentiful free parking. Space is possibly divisible, as there are two entrances. All utilities included.

**Contact:** William Dougherty, [wvdiids@aol.com](mailto:wvdiids@aol.com), 703-850-9282





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### 435 N. MAPLE AVENUE/201 W. Jefferson

Land size: 63,394 SF Zoned: B3

**9,000 - 18,000 SF WAREHOUSE** on first floor. Negotiable lease rate and term. 10 parking spaces.

**Contact:** Corey Nearpass, 703-241-5550, [cnearpass@lfjennings.com](mailto:cnearpass@lfjennings.com)



### 400 S MAPLE AVENUE

#### *Tax Analysts Office Building*

Land size: 63,394 SF Zoned: B3

**1,057 SF RETAIL** on first floor. Negotiable.

**1,905 SF OFFICE** on second floor, \$4,603 rent/month, full service, (\$29 PSF). 1 – 5 year lease.

**Contact:** Scott Leachman, 202-607-0050, Montview Realty Advisors, [sleachman@montviewrealty.com](mailto:sleachman@montviewrealty.com)





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### 410 S MAPLE AVENUE

#### *Pearson Square*

Land size: 143,131 SF, Zoned: B3

**2,931 SF RETAIL** - \$25 SF/NNN/\$6,106.25 per month

Ideal for quick/full service restaurants or other retail sales businesses. Pearson Square contains 230 high-end residential apartments above retail with 64 retail garage parking spaces; add'l parking on the street. Property is accessible to Route 7, 29, 50 and 66. Pearson Square is adjacent to a fully occupied 80,000 SF office building. PDF brochure available.

**Contact:** George Stewart, 703-395-5600, [george@stewartcrs.com](mailto:george@stewartcrs.com)



### 111 PARK AVENUE

Zoned: T1

**Artist studio spaces** available immediately. \$600 month includes A/C/heat, electric, 24 hour access, security alarm system, access to a utility sink and bathroom. FREE ample parking and participation in monthly FIRSTfriday events. Studio is big enough to share; other artists rent studios at this location so you would be a part of a community of artists.

**Contact:** Tom Gittins at 703-534-4202 for more info.



### 113 PARK AVENUE

Land size: 10,791 SF, Zoned: B2

**800-2,000 SF OFFICE** first floor level space, will divide-lower level space, will not divide. \$19.95/SF/NNN, \$1,330-\$3,325/month

Free surface parking.

**Contact:** Yimaj Kalifa – 202-299-1109, [capitalmd@yahoo.com](mailto:capitalmd@yahoo.com)







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### 200 PARK AVENUE

Land size: 19,557 SF, Zoned: T2

120-240 SF OFFICE SUBLET space, will divide – Two offices, each 120 SF for lease for \$550 for each office per month. Seeking licensed mental health professionals for therapist offices with shared reception.

**Contact:** Marianne Heilferty (703) 969-8533 or Duane Bowers, (202) 236-5452, [mheilfertytherapy@yahoo.com](mailto:mheilfertytherapy@yahoo.com)



### 431 PARK AVENUE – East Building – FOR SALE

*The Offices on Park Avenue*

Land size: 3,998, Zoned: T1

1,849 SF First Floor, \$360,555, (\$195 PSF)

3,864 SF 4<sup>th</sup> Floor, \$753,400, (\$195 PSF)

Each unit includes the following in the advertised pricing:  
Finished 9' drywall ceilings throughout unit, Drywall, taped and sanded on interior perimeter walls, Purchaser responsible for 2 – 2.5 ton, split HVAC system w 12x12 duct & 6-8 diffusers, sprinkler system and 100 amp electrical panel installed in each unit. Signage in lobby directory. Exterior building plaque sign for 1<sup>st</sup> floor units. Interior modification allowance negotiable.

**Contact:** Daniel J. Gonzalez, (703) 288-2701, [dgonzalez@avisonyoung.com](mailto:dgonzalez@avisonyoung.com); Todd McManus, (703) 288-2708, [tmcmanus@avisonyoung.com](mailto:tmcmanus@avisonyoung.com)





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### 609 PARK AVENUE

Land size: 10,050 SF, Zoned: T1

#### 2,850 SF OFFICE BUILDING – Rent and term negotiable.

Renovated free standing building with three stories. Eight rooms, 3 bathrooms, 2 kitchens, conference room and storage. Two fireplaces. New bathrooms, kitchens, all new energy lights, mostly LED, new carpet/flooring and paint. Walking distance to hotels, restaurants, park and Falls Church City Hall. Lots of parking.

Can be divided! – Rent and term negotiable. 1,680 SF, two levels consisting of 4 offices plus private entrance/foyer, kitchen conference room, 2 restrooms and storage. Completely renovated plus new paint and carpet. Free standing sign. 1-3 year lease.

**Contact:** Treena Rinaldi, (703) 532-7704 – office; (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)



### 703 PARK AVENUE

Land size: 10,000 SF, Zoned: T1

OFFICE FOR SALE FOR \$872,000, 2,529 SF (3 levels), Zoned T-1, 10,000 SF lot, used and equipped as dentist's office, 3 offices plus rest room on upper level, 4 offices plus reception and restroom on main level, lower level has several work areas, HVAC approx. 4 years old, electric upgraded. Parking in rear for 6 cars. Good signage possibility.

**Contact:** Treena Rinaldi, (703) 532-7704 – office; (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)



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### 107 PARK PLACE

Land size: 26,649 SF, Zoned: B-2

#### **FOR SALE OR FOR LEASE**

**7,196 SF OFFICE BUILDING** - \$1,850,000 to purchase or \$22 PSF NNN to lease. Free standing building with 23 parking spaces right behind the State Theatre and just off of N. Washington Street.

**Contact:** Dominick Orfitelli, CBRE; 703-905-0230, [dominic.orfitelli@cbre.com](mailto:dominic.orfitelli@cbre.com); Bob Gibbs, CBRE; 703-905-0301, [bob.gibbs@cbre.com](mailto:bob.gibbs@cbre.com)



### 111 PARK PLACE

Land size: 2,350 SF, Zoned: T1

**Two small offices** - \$625 Each, Full Service, Beautiful. Just renovated, 2 bathrooms. High Ceilings, tons of storage, basement storage area, Furnished (if desired). Near Routes 29, 7, 66, 50 and 495. Two year term.

**Contact:** Treena Rinaldi, (703) 532-7704 – office; (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)





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### 201 PARK WASHINGTON COURT

Land size: 21,714 SF, Zoned: T1

**1,000 – 2,150 SF OFFICE** First floor, \$24 PSF full service, 5 year term, free parking, common kitchen, media room (seats 45), board room (seats 12). Restaurants within walking distance.

**Contact:** Drew Briscoe, JCR Companies, 703-248-0050 X 3, [Drew.Briscoe@jcrcompanies.com](mailto:Drew.Briscoe@jcrcompanies.com)



### 105 -107 ROWELL COURT

Zoned B-3

**1,223 SF OFFICE space**- second floor

**1,223 SF OFFICE space** – third floor

**Or may be combined for 2,446 SF; \$27 PSF/ \$2,751.75 per floor per month..** Visibility from Route 7, 2 miles from Tysons and Merrifield, easy access to I-495, 66 and West Falls Church Metro Station.

**Contact:** Rob Meeks, (703) 918-0238, Newmark Grubb Knight Frank, [rmeeks@ngkf.com](mailto:rmeeks@ngkf.com)





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### 125 ROWELL COURT

Zoned B-3

**700 SF OFFICE SPACE** – \$1,800 per month (\$30.85 PSF full service), private entrance, plenty of parking, a kitchenette with dishwasher and a private bathroom with shower. Tenant/landlord would work together to update the space. All utilities and cleaning included.

**Contact:** Chris Bertrand, [cbertrand@diener.org](mailto:cbertrand@diener.org), (703) 241-8807



### 105 N. VIRGINIA AVENUE

Land size: 15,300 SF, Zoned: B1

**615 SF OFFICE** space, 2<sup>nd</sup> floor/Suite 306, \$24 SF/full service, \$1,230 Rent/month, negotiable term

**Contact:** Joe Wetzel, (703) 356-8800, ext. 14, [jwetzel@jeffersonone.com](mailto:jwetzel@jeffersonone.com), Marina Boyer, [mboyer@jeffersonone.com](mailto:mboyer@jeffersonone.com)





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### 100 N. WASHINGTON STREET

Land size: 44,219 SF, Zoned: B2

**2,100 SF GROUND FLOOR RETAIL** - \$5,516 mo. \$31.62 SF,

Full service; occupancy 10/13, Suite 98, available 10/13

**597 SF OFFICE** - \$19.00 SF full service, \$945.25 mo., Suite 201

**714 SF OFFICE** - \$22.50 PSF full service, \$1,339 mo., Ste 228

**1,470 SF OFFICE** - \$23 PSF full service, \$2,817.50 mo., Ste 402

Includes all utilities. Agents deal directly with Robertson Properties. One of the most convenient locations. Corner of Rt. 7 and 29. Surrounded by main highways I-495, 66, and 50. Huge parking lot, in the center of the city, restaurants and shopping all around. Lease terms negotiable.

**Contact:** Janet McClafferty, Robertson Properties, (703) 532-0198, [robprop@inbox.com](mailto:robprop@inbox.com)



### 125 N. WASHINGTON STREET

Zoned - B-2

**1,100 - 1,400 OFFICE/RETAIL** - First floor, \$27.50 & utilities and cleaning, Negotiable lease term

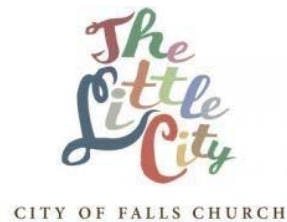
**1,800 - 2,200 OFFICE/RETAIL** - Second floor, \$24.50 PSF/Full Service, Negotiable lease term. 7 offices, file room, conference room kitchen, showers, picnic/patio

**1,800 - 2,200 OFFICE/RETAIL** - Third floor, \$22.00 SF/Full Service, Negotiable lease term. Walk to restaurants, shops and parks. Private parking lot plus free public parking nearby. Easy access to I-66, Rt. 7, Rt. 50, the Beltway and East Falls Church Metro. 10 minutes to DC and Tysons.

**Contact:** Kathy Killion, 703-600-9295, [killion@lnf.com](mailto:killion@lnf.com)







## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of March 26, 2014

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.

Listed in alphabetical order (ignoring N/S/E/W designations).



### 137 N. WASHINGTON STREET

Zoned B-2

**1,521 SF OFFICE** – Second floor, Suite 201, \$33.53 PSF Full Service/\$4,250 per month, signage potential, new carpet and paint, natural light and 6 parking spaces.

**Contact:** Virginia Smith, 703-836-1116, Arlington Realty, Inc., [arviriniasmith@aol.com](mailto:arviriniasmith@aol.com)



### 252 N. WASHINGTON STREET

Zoned B-1

**Luxury Furnished Offices** – 120-624 SF/\$800 - \$1200 month per month; tenant pays phone. 6-36 month lease, includes lobby/waiting area, conference rooms, kitchenettes, shower, copy machine and ample parking

**Contact:** Treena Rinaldi, (703) 532-7704 (ofc.), (703) 927-3863 – cell, [treenarinaldi@aol.com](mailto:treenarinaldi@aol.com)



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### 256 N. WASHINGTON STREET

Zoned B-1

FOR SALE – TOWNHOUSE OFFICE BUILDING

**\$925,000 for 3,036 rentable SF** Three level walk-up located in the heart of Falls Church City. Less than a mile to metro. Generous surface parking spaces. Well Maintained. New roof and recent updates to HVAC.

**Contact:** Virginia Smith, (703) 836-1116 – 24 hour #, [arviriniasmith@aol.com](mailto:arviriniasmith@aol.com), Arlington Realty, Inc.



### 300 N WASHINGTON STREET

Land size: 51,664, Zoned: T-1

**195 SF OFFICE** – 3<sup>rd</sup> floor, Suite 302-B, Rate/term negotiable, 1-3 year lease

**1,956 SF OFFICE** – 3<sup>rd</sup> floor, Suite 303, \$4,498.30 per month, (\$27.60 PSF), 3-10 year lease.

Seconds from the intersection of Routes 29 and 7 in downtown Falls Church. Seven minutes from Washington and minutes from McLean, Tysons. Adequate plumbing for dentist office and medical use. Kitchenette, free parking. Floor plan available.

**Contact:** Hannah Prentice Traul, Jackson-Prentice Real Estate  
(202) 841-8700/(703) 304-4343, [hannah@jacksonprentice.com](mailto:hannah@jacksonprentice.com)

**Immediate Sublet Opportunity** – 95 SF in financial wealth and management firm's remodeled suite of 5 offices, lobby, conference room and kitchen on ground floor. Lease rate and term negotiable. Lease includes use of all common areas, internet and phone service; long distance may be extra. Photos available.

**Contact:** Todd Youngdahl, 703-584-2703



CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of March 26, 2014

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### 400 N. WASHINGTON STREET

Land size: 28,360 SF, Zoned: T1

**1,050 SF OFFICE**, First Floor, \$21.50 SF/Full Service, \$1,881.25 rent/month. Available 6/16.

**1,540 SF OFFICE**, First Floor, \$21.50 SF/Full Service, \$2,579.16 rent/month

**2,000-2,200 SF OFFICE Sublease**, Third Floor/ Suite 300, \$19.50 SF/Full Service, thru December 2014 and possibly longer

**2,500 – 2,700 SF OFFICE**, Third Floor/Suite 301, \$21.50 SF/Full Service, **3,356 SF OFFICE**, Second Floor, \$21.50 SF/Full Service, \$950 rent/month. Available 5/14. Built out w/ classrooms and offices.

Each office with own HVAC unit. Signage is available. Walk to Metro. Common areas renovated in 2007. Walk to shops. Good parking. Great visibility and access within walking distance of East Falls Church metro.

**Contact:** Kathy Killion, 703-600-9295, [ckillion@lnf.com](mailto:ckillion@lnf.com)



### 472 N. WASHINGTON STREET

*Northgate – Delivering March 2014 ...*

Land size: 18,374 SF, Zoned: B3

**10,176 SF RETAIL** space. \$32 NNN. 18' clear to bottom of concrete. Attractive storefronts. Outdoor seating and merchandising opportunities. Retail parks at 5 per thousand. 298 spaces total. Dedicated loading at retail level.

**4,337 SF OFFICE** space – First Floor, Divisible

**2,143 SF OFFICE** space – Second floor, Not divisible

**2,143 SF OFFICE** space – Third floor, Not divisible

Lease rate and term for office space is negotiable.

**Contact:** Christopher P. Bell, (410) 626-9607 x12, Hekemian Company, [cbell@hekemian.com](mailto:cbell@hekemian.com), Alli Oliver, 410-626-9607, [alli@hekemianretail.com](mailto:alli@hekemianretail.com)





## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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### 500 N. WASHINGTON STREET

#### *Falls Church Gateway*

Land size: 112,764 SF, Zoned: T2

6,538 SF OFFICE – Second floor

3,538 SF OFFICE – Third floor

Lease terms and rates negotiable.

**Contact:** Chuck Matincheck, 703-525-4857, [chuckm@donohoe.com](mailto:chuckm@donohoe.com), Bryan Gray, 703-525-6035, [Bryang@donohoe.com](mailto:Bryang@donohoe.com), Kay Patterson 703-525-4864, [Kayp@donohoe.com](mailto:Kayp@donohoe.com)



### 510 N. WASHINGTON STREET

#### *Falls Church Gateway*

Land size: 112,764 SF, Zoned: T2

2,775 SF OFFICE – Third floor. Lease terms and rates negotiable.

**Contact:** Chuck Matincheck, 703-525-4857, [chuckm@donohoe.com](mailto:chuckm@donohoe.com), Bryan Gray, 703-525-6035, [Bryang@donohoe.com](mailto:Bryang@donohoe.com), Kay Patterson 703-525-4864, [Kayp@donohoe.com](mailto:Kayp@donohoe.com)



CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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### 520 N. WASHINGTON STREET

#### *Falls Church Gateway*

Land size: 112,764 SF, Zoned: T2

3,316 SF OFFICE – First floor

4,690 SF OFFICE – Third floor

4,932 SF OFFICE – Fourth floor

Lease terms and rates negotiable.

**Contact:** Chuck Matincheck, 703-525-4857, [chuckm@donohoe.com](mailto:chuckm@donohoe.com), Bryan Gray, 703-525-6035, [Bryang@donohoe.com](mailto:Bryang@donohoe.com), Kay Patterson 703-525-4864, [Kayp@donohoe.com](mailto:Kayp@donohoe.com)



### 150 S. WASHINGTON STREET

Land size: 45,433 SF, Zoned: B2

**OFFICE SPACE** for lease; all full service, LEASE RATE NEGOTIABLE, 1-5 year terms:

1,884 SF, 2nd floor: will not divide

1,043 SF, 3<sup>rd</sup> floor: will not divide (furniture available).

1,496 SF, 5<sup>th</sup> floor; will not divide, (furniture available).

**Contact:** Krysta Hardiman, 703-770-3406, [krysta.hardiman@cassidyurley.com](mailto:krysta.hardiman@cassidyurley.com)





CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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### 300 S. WASHINGTON STREET

Land Size: 34,199 SF, Zoned B-2

#### RETAIL SPACE:

Suite 310= 1,223 SF, \$35 NNN (\$3,567 Mo. + NNN), 3-7 year term.

**Contact:** Joe Wetzel, (703) 356-8800, ext. 14, [jwetzel@jeffersonone.com](mailto:jwetzel@jeffersonone.com), Marina Boyer, [mboyer@jeffersonone.com](mailto:mboyer@jeffersonone.com)



### 350 S WASHINGTON STREET

Land size: 27,783 SF, Zoned B-2

4,690 SF – Second floor, \$21PSF/Full Service excluding cleaning, \$8,207.50 per month, non-divisible

Convenient to East Falls Church Metro, one block from Routes 7 & approx. half mile to Route 66 with direct bus routes on Routes 7 and 29 to Metro. Heart of City of Falls Church, convenient to businesses  
convenient to businesses

and residents, plenty of free surface parking.

**Contact:** Matthew Quinn, 703-532-5632, [matthew.quinn@quinnsauction.com](mailto:matthew.quinn@quinnsauction.com)







CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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### 410 S WASHINGTON STREET

**Land size: 18,073 SF, Zoned B-2**

**1,500-3,720 SF Retail/Office FOR LEASE OR FOR SALE** –

One story, stand-alone building available January 2015. Asking \$38 PSF NNN/\$12,666 mo. NNN. Lease term negotiable. Great for Restaurant, Medical, and General Retail. Generous Tenant improvement Allowance for Qualified Tenants. Ample surface parking.

**Contact:** Erik Ulsaker, Long & Foster Commercial, 703-861-0373 (cell), [EU@lnf.com](mailto:EU@lnf.com)



### 439 S WASHINGTON STREET

**Land size: 4,998 SF, Zoned B-2**

**4,000 SF RETAIL/OFFICE BLDG.**– High visibility building on Lee Highway/29/S. Washington Street, 30K+ daily traffic, 200 feet from proposed \$70 million approved mixed use complex with luxury apartments. Long term lease available, build to suit, possible sale with adjoining property for additional parking (8,800 SF). Lease rate/sale price negotiable.

**Contact:** R & R Business Properties, [beckyturner4579@yahoo.com](mailto:beckyturner4579@yahoo.com)





CITY OF FALLS CHURCH

## AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

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### 900 S WASHINGTON STREET

Land size: 53,945, Zoned: T-1

#### OFFICE SPACE FOR LEASE:

<u>1,200 SF</u>	Basement, Ste B101, \$12-\$14.00 SF/FS, \$1,400 rent/mo.
<u>453 SF</u>	Basement, Ste B103, \$12-\$14/SF/FS, 528.50rent/month
<u>339 SF</u>	1st floor, Suite 101, \$14-\$16/SF/FS, \$696 rent/month
<u>522 SF</u>	1st floor, Suite 110, \$14-\$16/SF/FS, \$593.50 rent/month
<u>445 SF</u>	1st floor, Suite 120, \$14-\$16/SF/FS, \$452 rent/month
<u>914 SF</u>	2 <sup>nd</sup> floor, Ste. 202, \$14-\$16/SF/FS, \$1218.67 rent/mo.
<u>715 SF</u>	2 <sup>nd</sup> floor,Ste. 203/214, \$14-\$16/SF/FS, \$953.33 rent/mo.
<u>1,218 SF</u>	2 <sup>nd</sup> floor,\$14-\$16/SF/FS, \$1,624 rent/month
<u>550 SF</u>	2 <sup>nd</sup> floor, \$14-\$16/SF/FS, \$733.33 rent/month
<u>552 SF</u>	2 <sup>nd</sup> floor, \$14-\$16/SF/FS, \$733.33 rent/month
<u>720 SF</u>	3 <sup>rd</sup> floor, \$14-\$16/SF/FS, \$960 rent/month
<u>700 SF</u>	3 <sup>rd</sup> floor, \$14-\$16/SF/FS, \$933.33 rent/month
<u>310 SF</u>	3rd floor, \$14-\$16/SF/FS, \$960 rent/month

(All of the above are full service leases and have terms of 1-3 years)

**Contact:** Kostas Alexakis, 703-891-4000, Alexis Management Group, [kalexakis@public-sector.com](mailto:kalexakis@public-sector.com)

